

VOELCKER PARK

HISTORIC STRUCTURES REPORT

Prepared for

Stephen Stimson Associates
15 Depot Ave
Falmouth, MA 02540

For Submittal to

City of San Antonio
Parks and Recreation Department
114 W. Commerce Street
11th Floor
San Antonio, Texas 78205

Crystal Strong
Parks and Recreation Department

Pat Schneider
Parks and Recreation Department

Kay Hinds
Acting Historic Preservation Officer

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VOELCKER PARK

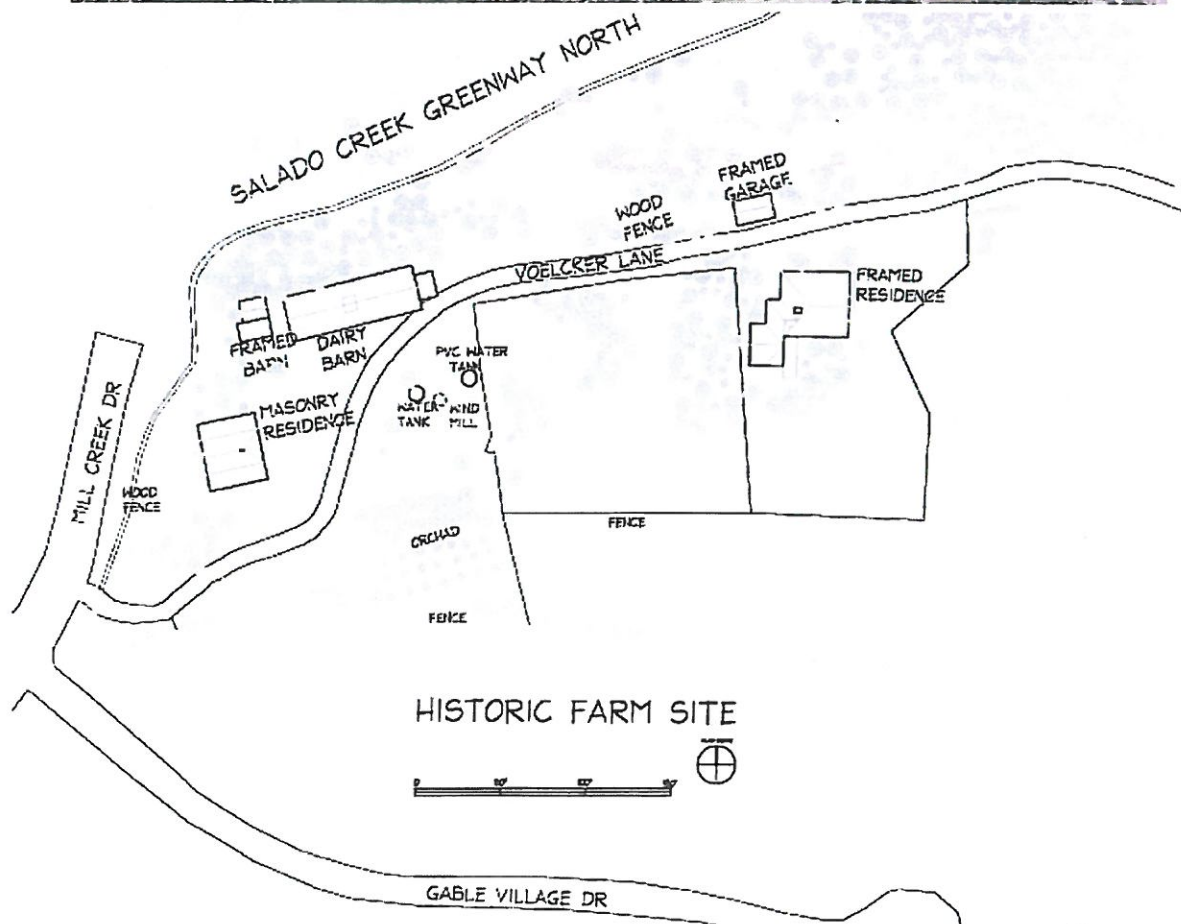
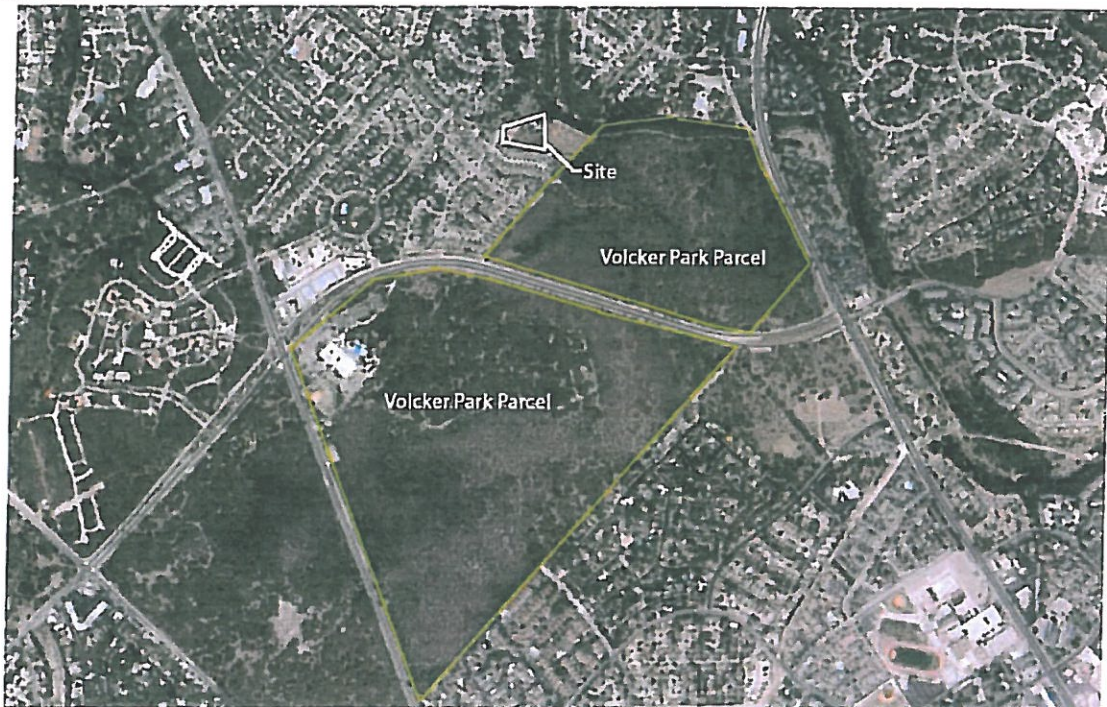
HISTORIC STRUCTURES ASSESSMENT

The following report was prepared for Stephen Stimson Associates and D.I.R.T. Studio as a part of the first phase of implementation work for Voelcker Park, a project of the Parks and Recreation Department of City of San Antonio, Texas.

The report includes inventorying significant historic structures and features, and recommending preservation, protection and reuse actions in accordance with the Secretary of Interior Standards. The purpose of this assessment is to provide guidance in relation to the historical resources of the park. This preliminary report is to be the first step towards developing a more complete Historic Structures Report of the buildings and significant historic features of the Voelcker Farmstead. In the future, additional historical research, better documentation of the buildings, and more discussions of the proposed uses of the farmstead will be required before final treatment recommendations and use plans can be adopted.

The site under consideration is an appendage of the park. The site is located at the northwest corner of the park between the Salado Creek and the Summerfield neighborhood. The site is less than five acres of the 311 acre Voelcker Park. The park is only a fraction of the farm land once owned and operated by the Voelcker family as a dairy farm.

Historic Farm Site



VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

Voelcker Farm Site 1982 (SWCA)



Voelcker Farm 2008 (Fisher*Heck Architects)



Farm Site, Access from Mill Creek Drive (Google Earth Image)

PRELIMINARY WALK THROUGH

The site and buildings of the Voelcker Park Farmstead were first visited by Lewis Fisher and Valeria Berkley on June 18, 2008.

The study area contains the following buildings: Dairy Barn, Framed Barn, Masonry House, Framed House and Framed Garage. A water tank, a windmill and several fences are also visible elements of the farm site. The farmstead presents a history that spans from the mid- or late-nineteenth century to (at least) the middle of the 20th century.

It is not known when the Voelcker family bought the property and if any of the structures date to prior owners. Additional research is need to highlight the important events that occurred here and those individuals associated with the site.

From our initial viewing of the site, the buildings seem to be from the following periods:

Post Civil War period:	Stone house
Late nineteenth Century:	Framed barn and possibly additions to the masonry house
1920's to 1930's:	Wooden framed residence Framed garage Dairy Barn and its additions

Since Mrs. Voelcker is thought to have lived on the property until her death in 2000, the period of significance could span from 1865 to 2000. Additional historic research is needed to narrow and focus the period of significance for the purpose of interpreting the site.

3.1. DAIRY BARN

General Description

This building appears to have been built in three stages:

- 1) The western-most section which serves as the milking barn.
- 2) An open-air "breezeway" and two rooms to the east
- 3) A shed roof room at the east end of the barn

The milking barn is a simple gabled structure with a ventilation monitor in the middle of the roof. Cows were brought into the barn from the doors in the gable end of the structure, and stationed along the walls facing the windows for milking. A concrete trough for hay or feed is located below the windows along with a wooden rail for securing the cow to her station. The floor area at the milking stations is recessed while the walking surface down the center of the barn is raised.

Assessment Rating: 5-Excellent 4-Good **3-Fair** 2-Deteriorated 1-Crisis

Existing Conditions Survey

Exterior Features:

Foundation: The concrete slab-on-grade foundation seems to be in stable condition.

Walls: From the ground to 1/3 of the building's height, there is a concrete wall and from there up the north, south and west walls are framed with 2 x 6. The exterior of these three walls are finished with 2 ½" horizontal wood boards used as siding and painted a typical barn red. The walls of the shed do not have the concrete lower section and are sided with 5 ½" wide wood boards. The upper part of the east wall and the east and west walls of breezeway have also 2 ½" wood boards siding with the same paint finish.

Roof: The roof is a single gable running the length of the building. The roof is supported by wooden trusses supporting corrugated sheet metal roofing. The gable roof continues over the middle section of the barn that includes the breezeway and two rooms, but the trusses were discontinued in this addition in favor of roof joists. This section is also roofed with a single corrugated metal sheet, but is sagging at connection points to the original barn at the breezeway. This structural difference has allowed water to damage the roof framing. The roof over the shed at the east end is in poor condition, and the wooden structural members are deteriorated.

Windows: The windows are double-hung wood windows with a four-over-four sash pattern. The majority of the sash, frames, mullions, and glass are in bad condition and will have to be replaced, however there are some entire windows (as well as some window members) that can be salvaged. The inside of the frame measures 25 1/4" x 54 1/4", with trim boards of 5 1/2" x 3/4" finished in red barn paint.

Doors: The sliding door for wagons and stock at the west end of the milking barn lies on the ground and therefore will most probably require total reconstruction. The sliding door at the north side of the breezeway is still in place but has fallen from its railing. The other exterior doors to the breezeway are in repairable condition, however, some jambs are rotted and show signs of termite damage. All these exterior doors are finished with typical red barn paint.

Comments: The breezeway floor is lower than the finish level of the milking barn and the two rooms to the east and therefore will have to be made and accessible. The majority of the windows will have to be restored or replaced but some of them can be salvaged. The building has to be treated for termite damage before any preservation work is performed.

Interior Features:

Walls: Interior walls in the original milking barn are in good condition. The concrete walls and feeding trough, visible from the interior are finished with white paint. The rest of the walls are covered with horizontal wood siding 7" wide finished with white paint.

Ceilings: In the milking barn space, the trusses support sheet metal roofing and that is visible from the interior.

In the breezeway, the framing is open also allowing a view of the metal roofing from below.

In the two rooms to the east of breezeway there is a wood board ceiling finished with white paint. The boards have a width of 7".

The shed roof room has no ceiling. The structure is white painted and the underside of the roof is visible from below.

Windows: Windows in the two rooms to the east of breezeway are in good condition. Some trim could be preserved and re-used, but most of it will have to be replaced.

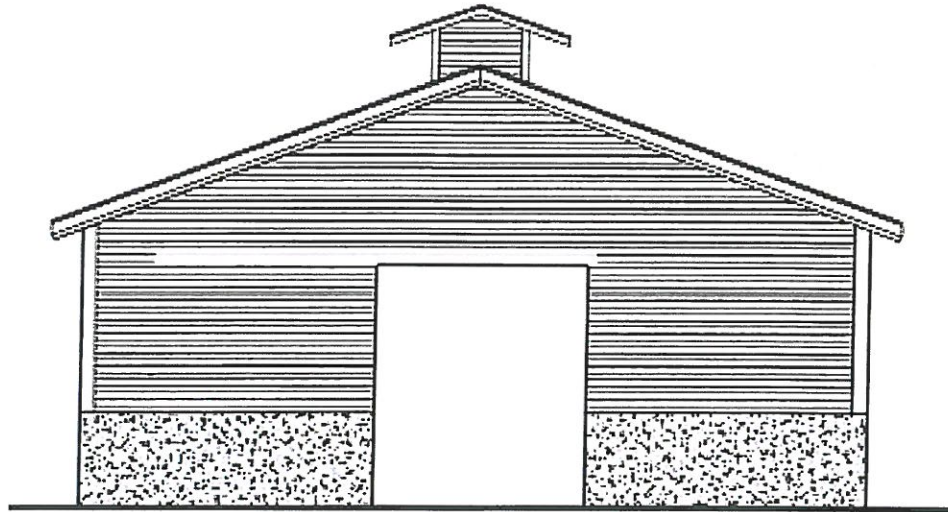
Doors: Some doors are missing in the interior of the two rooms to the east of the

HISTORIC STRUCTURES AND FEATURES

breezeway. The trim around the missing doors have severe termite damage. The rest of the doors are in repairable condition. All interior doors are finished with white paint.

Comments: Insulating roofs should be considered if the building is to be occupied by people. The roof trusses seem to be in good condition; however, the roof area without trusses has structural problems. The floor on the milking barn is lowered in the milking area along north and south walls; and raised at the middle of the barn. The floor may have to be leveled and made accessible depending upon the selected use for this building.

Measured Drawings

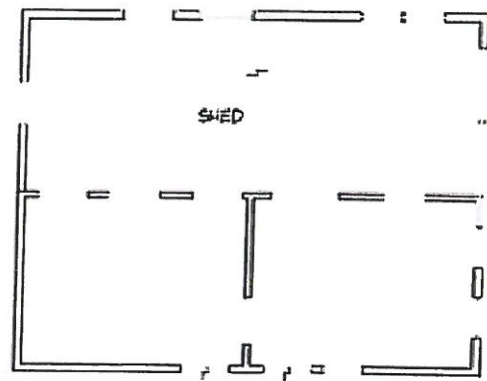
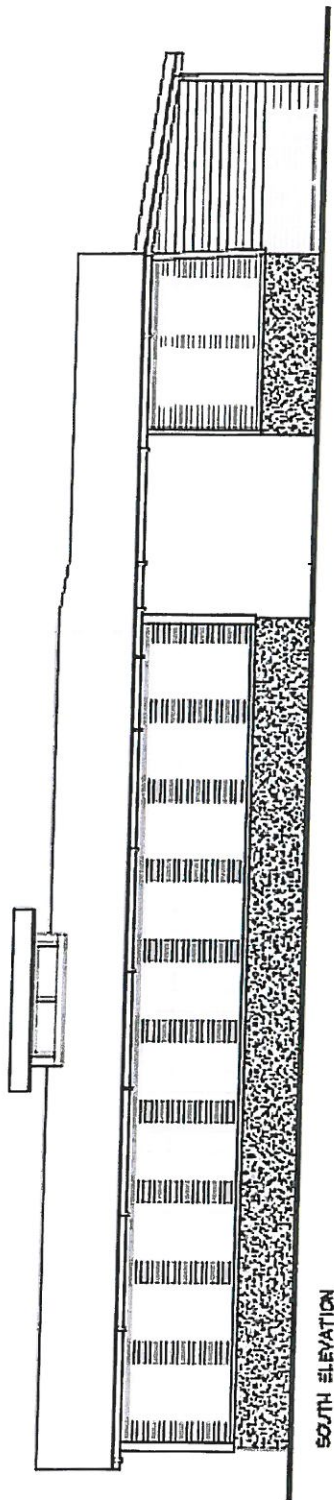


WEST ELEVATION

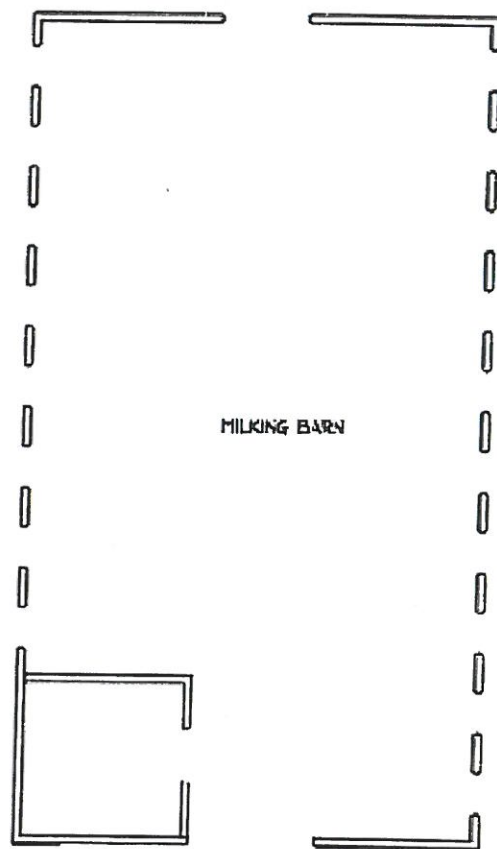


EAST ELEVATION

HISTORIC STRUCTURES AND FEATURES



BREEZWAY



FLOOR PLAN



VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

HISTORIC STRUCTURES AND FEATURES

Record Photography



Southeast View



East Side View



Southwest View



West Side View

VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

3.2. FRAMED BARN

General Description

This structure is a typical late nineteenth-century outbuilding. It is built of board and batten construction in which the vertical one by ten boards serve as both structure to support the roof and as siding. The joints between the vertical boards are covered by wooden battens. Board and batten construction was typically used for economically built structures.

It appears as if the barn was built as a one-room structure. It had a single door with a window on each side of it, all located on the south façade. The structure may have had an original porch-like shed on its south side, or the shed may have been added at a later date. The side facades of the building have a zig-zag pattern formed by cutting the bottom edges of the boards that enclose the ends of the gable.

The barn in its present configuration has been expanded. The roof of the shed has obviously been expanded both to the south and to the west. Part of the expanded shed was enclosed by wooden boards at the north and west ends. A concrete curb was built to provide a footing for the expanded structure and possibly to direct rain water away from the floor of the shed.

Assessment Rating: 5-Excellent 4-Good 3-Fair 2-Deteriorated 1-Crisis

Existing Conditions Survey

Exterior Features:

Foundation: The original foundation is composed of cedar posts set into the ground. The posts support the wooden floor framing. The entire wooden structure is deteriorated to the point that repair is virtually impossible.

Walls: The board and batten construction on east and south walls consist of vertical wood boards. The boards are 9 ½" by ¾" and the battens of 2 ½" by ½" located between two boards. These east and west walls are ornamented with zig-zag running horizontally from the lower parts of the roof. The entire building is painted in typical barn red. North and west walls have vertical 9 ½" by ¾" boards, but have no battens or ornament. The shed enclosure has the same board size but running horizontally on the west and south sides.

Roof: The roof consists of a single layer of corrugated sheet metal which appears to be in fair condition. This shed roof does not have insulation.

Windows: There are only two windows in the building. They are currently covered with plywood and seem to be in bad condition. The windows contain no glass and may more accurately be described as barn shutters.

Doors: The only existing door is in the middle of south wall and could be salvaged and repair.

A door may have been added on the east end of the barn, but it and its frame are missing. The resulting hole in the wall may just be the result of missing siding, not a doorway.

Comments: There is extreme termite damage to foundation, floors, roof framing, windows and doors. The foundation has failed and the growth of two oak trees has caused structural uplift on the floor and sideways thrusting on the walls.

Interior Features:

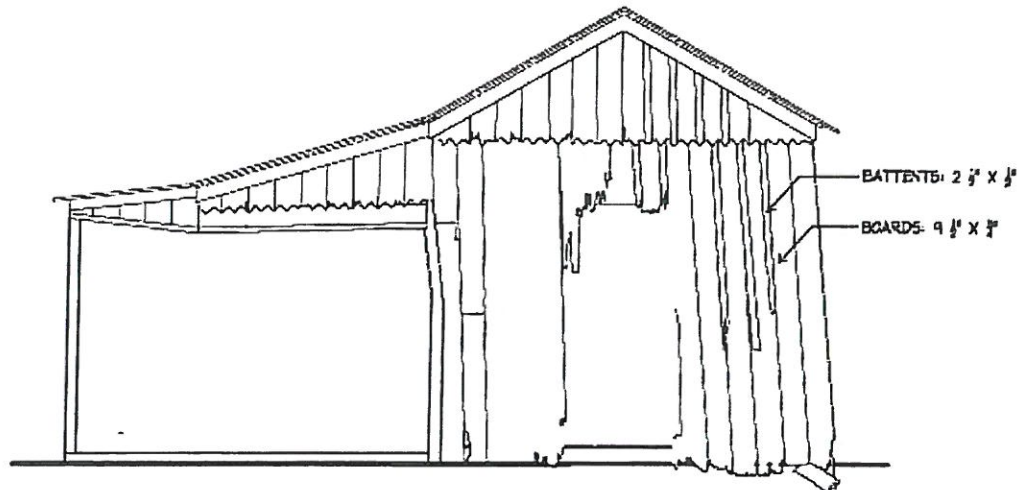
Walls: Same vertical boards that exist on exterior with no interior ornament.

Ceiling: There is no ceiling. The roof structure is visible from below.

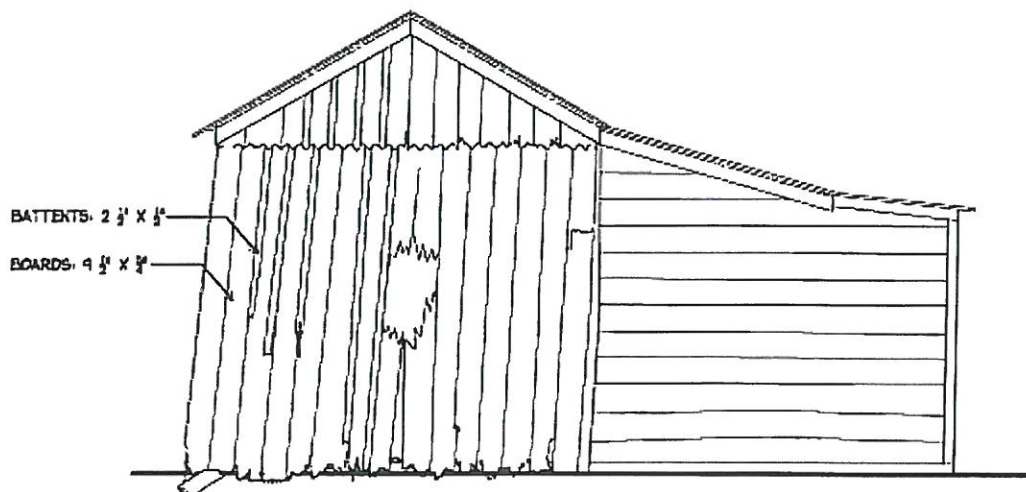
Floors: This barn has a wood floor over wood framing; the floor as well as the structure is in critical condition.

Comments: This building needs to be reconstructed in order to preserve the essence of the farm complex.

HISTORIC STRUCTURES AND FEATURES



EAST ELEVATION

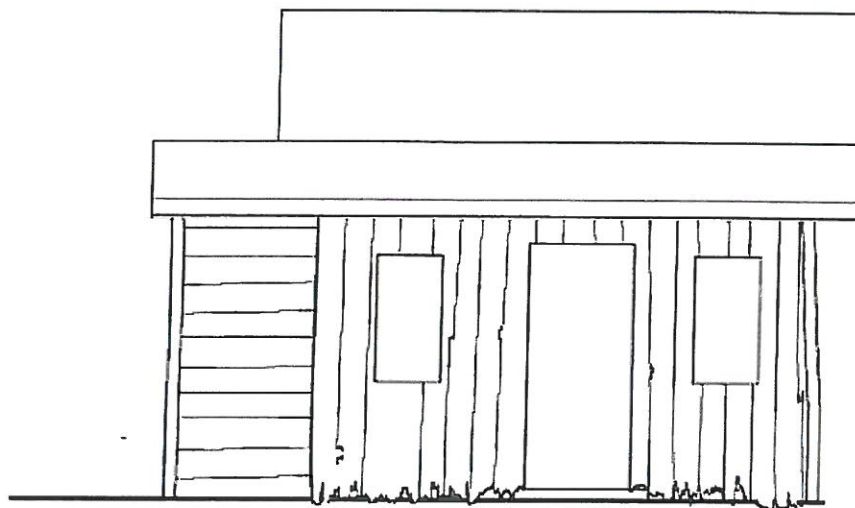


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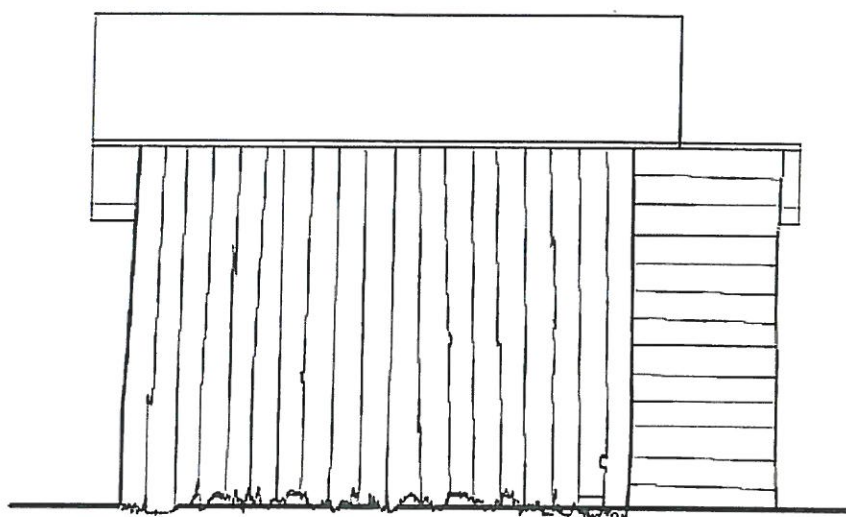
VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

HISTORIC STRUCTURES AND FEATURES

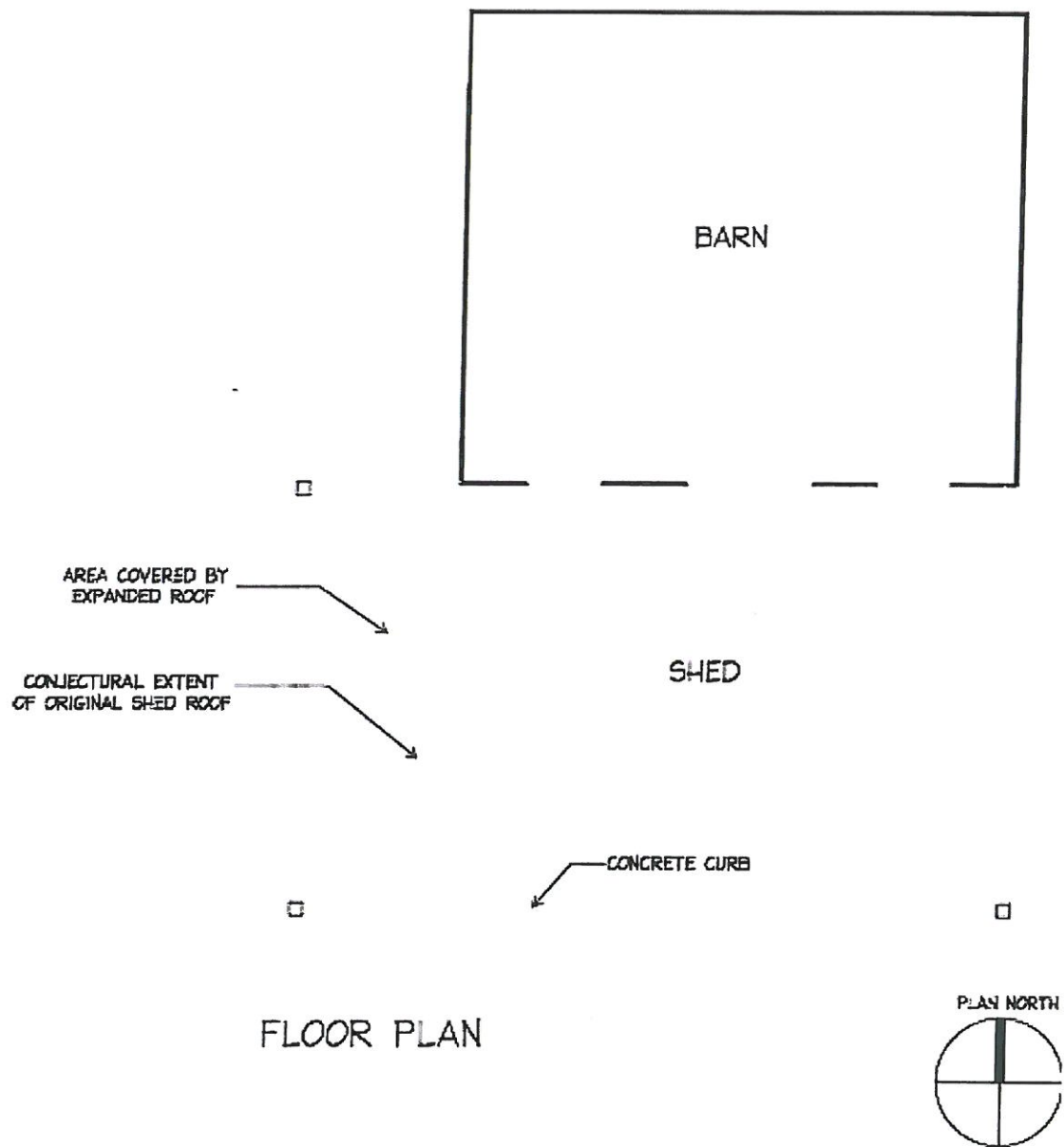


SOUTH ELEVATION



NORTH ELEVATION

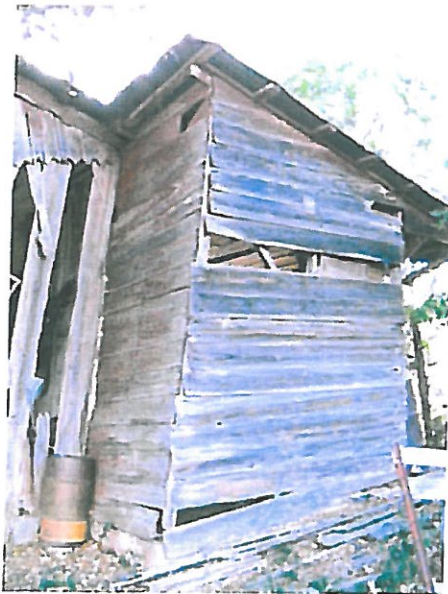
HISTORIC STRUCTURES AND FEATURES



HISTORIC STRUCTURES AND FEATURES



Southeast View



West Porch Detail



North Wall Detail

VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

3.3. MASONRY/ BOARD AND BATTEN RESIDENCE

General Description

This house appears to have been built over time. The earliest construction, probably from the 1860-1880's period, is the masonry section of the building, or the western section. This part of the house includes two existing rooms, a large room under a gabled roof and a smaller room under a shed roof. There is a partial fire-box of a fireplace in the exterior wall of the shed room. This seems to indicate that another room or enclosed space existed adjacent to this part of the house. This part of the house has six over-six window sashes which generally indicated an early-Texas period of construction. The exterior of the masonry walls are unplastered but the interior walls are plastered. The floors are 1x6 and the ceiling is of 1x4 pine beaded boards.

The eastern part of the house was probably built later than the masonry section. It is of board and batten construction, with pine board floors, beaded board ceilings, and 2x4 roof framing. The configuration of the porch indicates that it may date from the period of the added rooms, because the plate height of the porch aligns with the plate height of the hipped roof over the addition. The eastern section of the house also has six-over-six window configuration. It is not known if this means that the addition was made soon after the masonry house was built or if the windows match for another reason. This section of the house is severely deteriorated from termite damage.

It is significant to note that the wooden barn with its board and batten construction is in close proximity to this house.

Assessment Rating: 5-Excellent 4-Good 3-Fair **2-Deteriorated** 1-Crisis

Existing Conditions Survey

Exterior Features:

Foundation: The foundation for masonry houses of this period in Texas were no more than the masonry wall built within a trench a few feet below the existing grade. The foundation has supported the masonry walls well, and cracking is insignificant. The interior floor is probably supported by wooden joists and beams supported by the masonry walls and a few posts within the center of the rooms. The foundation for the framed additions appears to be cedar post. Since the floor level is so close to grade, and no ventilation openings are apparent around

the base of the structure, the floor structure throughout is probably severely rotted.

Walls: The masonry walls are in very stable condition. Almost all of the limestone is in good condition (except on the bottom of the west and north walls where water damaged has occurred.) The structure added to the east of the building is of board and batten construction. The walls of this addition are finished with white paint and reveal substantial deterioration due to water and termite damage.

Roof: The corrugated sheet metal roof is rusted but in serviceable condition.

Windows: Six over six double hung wood sash and wood frame. Windows have been vandalized, missing mullions and glass.

Doors: One four panel wood door survives and is thought to be original to the 19th century construction. Front door has been replaced with a 20th century six panel door.

Comments: A 4" concrete slab has been poured under the front (south side) porch. The porch is supported by cedar posts with 2" by 4" roof rafters. This porch structure is in good condition and will need minor repair work. The ground level around the house is very close to floor level. There is no room for sub-floor ventilation therefore extreme grading is required around this building to assure that water does not damage the structure.

Interior Features:

Walls: The masonry walls appear to be in good condition, however loose interior plaster should be removed and the walls should be re-pointed, plastered and painted. Vertical beaded boards white painted on interior on the added construction of 7" wide on bathroom and rear rooms; and 3" wide boards on kitchen beaded at 1".

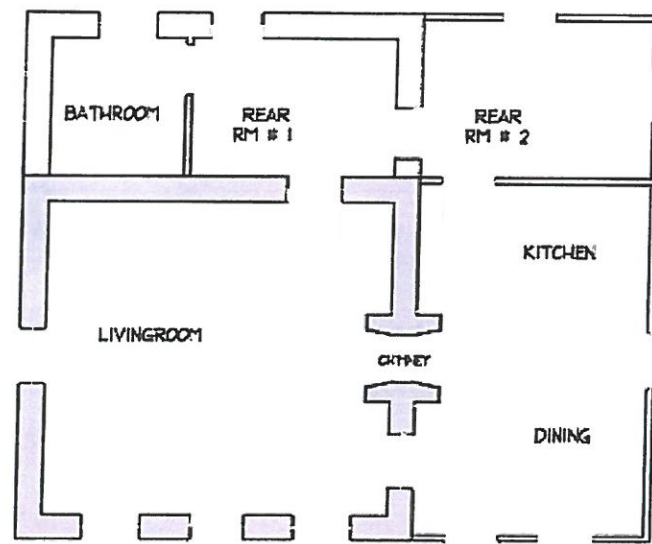
Roof: The roof is a lightly framed structure, and the ceiling structure is severely damaged by termites and need to be replaced. Ceiling 3" boards beaded at 1" are painted light green and match in appearance the wood walls of the kitchen. All walls show severe deterioration caused by termites and water.

Doors: Two panel plywood doors are used throughout except at one location where an earlier four panel door is found. The doors are in reusable condition; however, there is termite damage on jambs and trim.

HISTORIC STRUCTURES AND FEATURES

Comments: All wood is painted – walls are white, ceiling is light green. Virtually all wooden elements will need to be replaced because of termite damage. There is a concrete floor in the two rear rooms on the north side of the house. Other floors are of 7" wood boards in extremely damaged condition. A masonry chimney serves both rooms at the front of the house. Rodents access the building through openings between the wall and roof structure.

HISTORIC STRUCTURES AND FEATURES

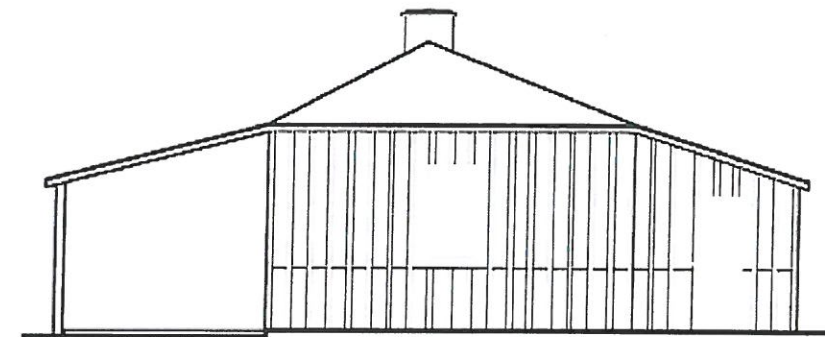


PORCH

FLOOR PLAN



SOUTH ELEVATION



EAST ELEVATION

VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

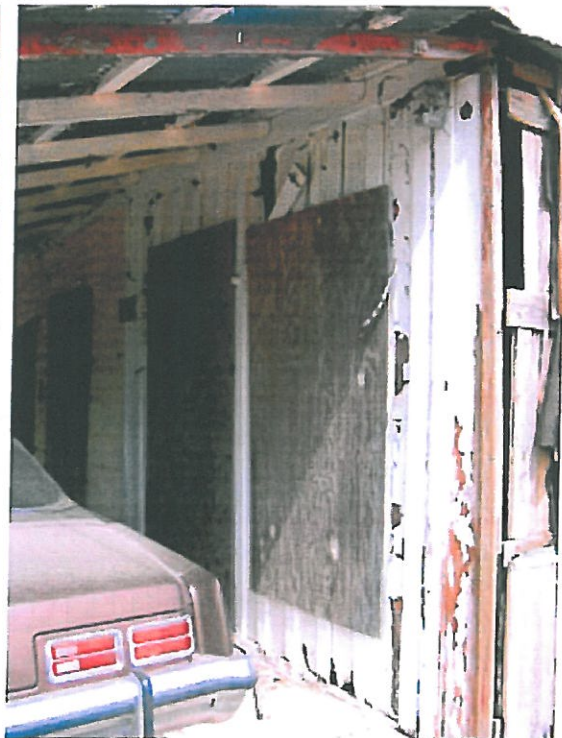
HISTORIC STRUCTURES AND FEATURES



Southeast View



Front Detail (South Side)



Added Structure Detail (Southwest Corner)

VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

3.4. FRAMED RESIDENCE

General Description

This house is a wood framed structure probably constructed in the 1920's or 1930's. The house has an entry porch, with access through a wooden ramp under which the original steps are covered. There are three bedrooms, two bathrooms, a kitchen with an adjacent breakfast area. The house also has a dining room, a living room, and a screened porch adjacent to the master bedroom. It seems that some changes have occurred in the interior partitions, and the chimney has been covered so it is not visible inside.

Assessment Rating: 5-Excellent 4-Good 3-Fair 2-Deteriorated 1-Crisis

Existing Conditions Survey

Exterior Features

Foundation: The foundation should be reviewed by an engineer to determine the extent of settling and the best procedure to stabilize it and so preserve the house.

Walls: The wood horizontal 2 ½" siding is original, and it is painted white. The paint on the north and west sides is deteriorated. There are some parts of the siding at the bottom of the walls that have been damaged by water and moisture.

Roof: Some roof members are rotted and hollow. This is visible from outside the north-west side of the house.

Windows: Frames, trim and sills are made of wood. All windows seem to be in good condition. Some trim and sills are damaged by water, weather and time.

Doors: All doors are wood, with wood jambs and thresholds. Some jambs are visibly deteriorated, particularly in the lower parts. Most doors are in reusable condition.

Comments: The main concern is the state of the foundation. Plants in close proximity to the structure are threatening its preservation.

Interior Features:

Walls: Few cracks are visible in the interior, but one in the kitchen is large and it might be the result of foundation settling.

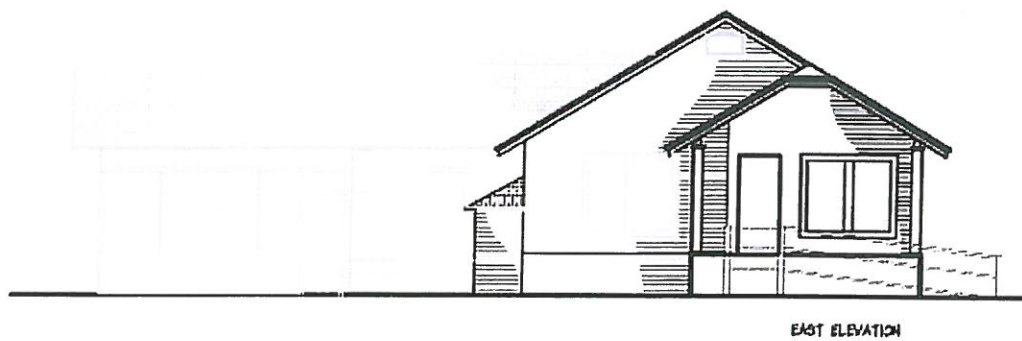
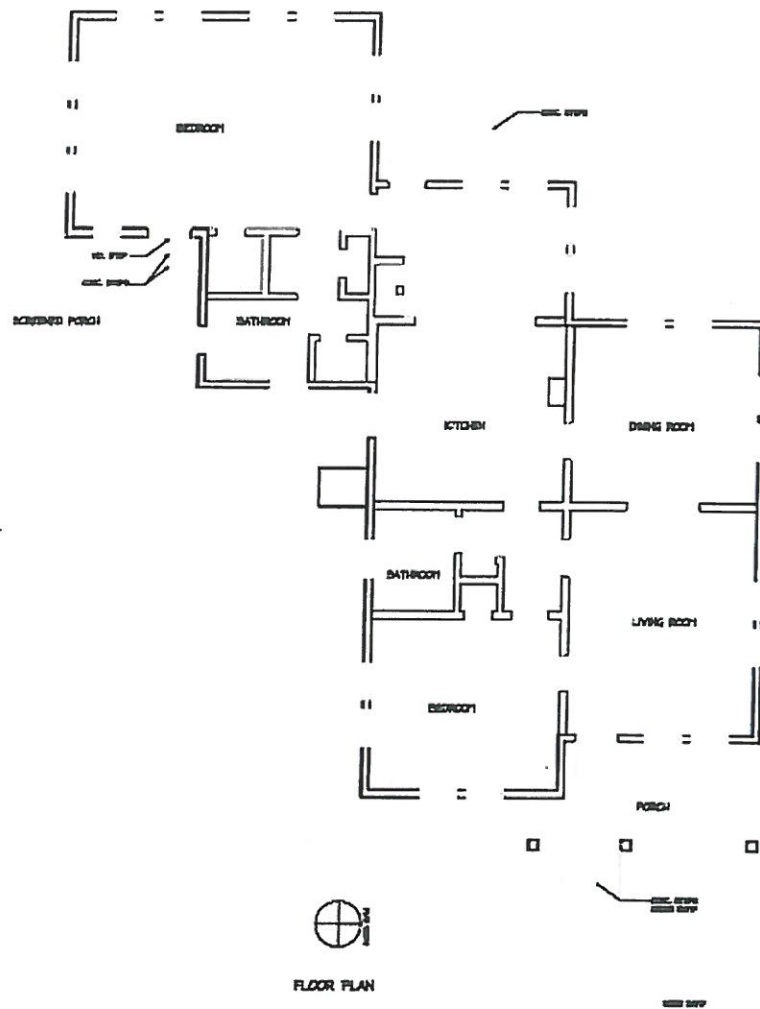
Roof: The roof seems to be in good condition. There are no signs of water damage inside the house; however, the ceiling was replaced in some areas to cover damaged. An inspection of the structure is recommended.

Windows: The interior of the window trim and sills are in good condition.

Doors: All doors are in good condition.

Comments: It is possible that some rotted members in the structure are hidden and covered by the new ceiling. (The current resident said that he only covered the ceiling that was rotted, but did not check the structure for possible damage).

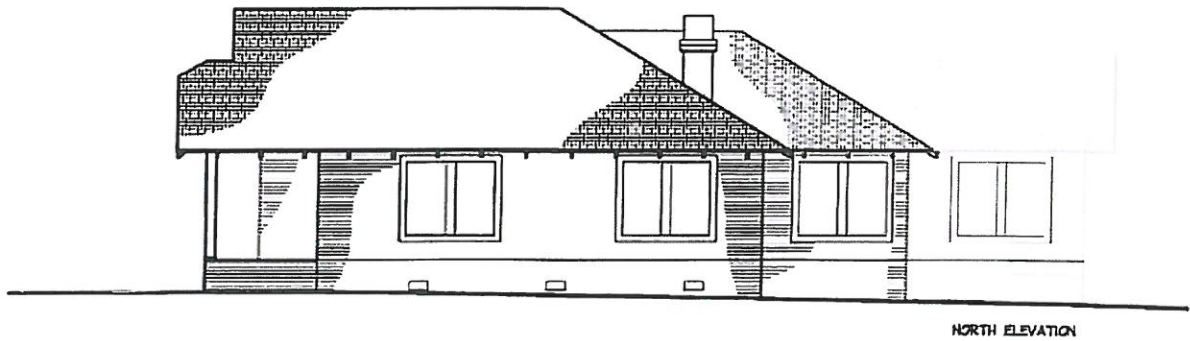
HISTORIC STRUCTURES AND FEATURES



VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

HISTORIC STRUCTURES AND FEATURES



VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

HISTORIC STRUCTURES AND FEATURES



Voelcker Bungalow 1930's (SWCA)



Voelcker Framed Residence

3.5. FRAMED GARAGE

General Description

This structure seems to have been added to the farm complex around the 1920's or 30's. It is a wood-framed structure that originally had two double garage doors, ornamented with diagonal trim forming an "X" in each door. The doors were later changed to one larger overhead garage door. This building was later used as a workshop, and has a water heater attached. The exterior siding is the same as used at the frame house, so both structures were probably constructed during the same period.

Assessment Rating: 5-Excellent 4-Good **3-Fair** 2-Deteriorated 1-Crisis

Existing Conditions Survey

Exterior Features

Foundation: Masonry and concrete foundation appears to be in good condition. However, a significant crack is visible in the north-west side of.

Walls: Wood siding finished with white paint, original to the structure, mostly in good and reusable condition; however there are some broken and rotted members. There is no foundation curb around this structure and the bottom of the siding shows signs of deterioration. There are no water or moisture barriers around this structure.

Roof: Asphalt shingles in good condition, just a couple are broken. Some sagging of the roof is visible at the middle of the structure.

Windows: There are no windows in this structure.

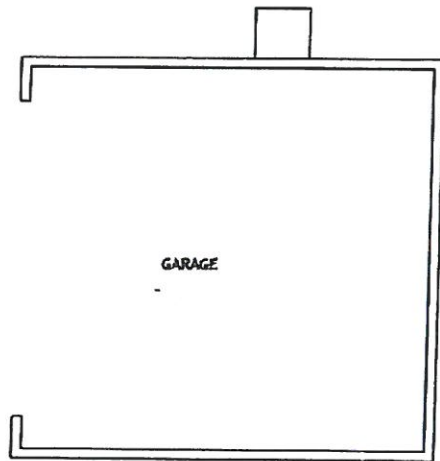
Doors: The original garage had two doors, they were replaced by one large one, and it is in good condition. The trim is a little deteriorated at the bottom, but in general is in condition.

Comments: This structure is part of the complex and could easily be repaired and reused. Reinterpreted as the Voelcker's had it, with the two garage doors, more farm looking, with the white painted wood siding and red barn trim paint.

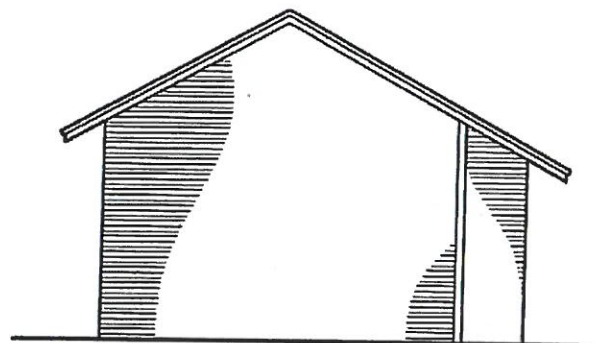
HISTORIC STRUCTURES AND FEATURES

Interior Features

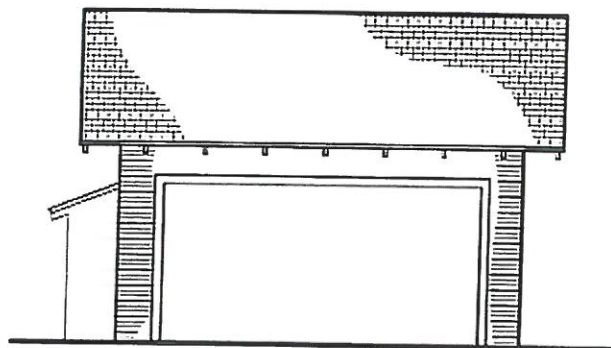
Walls: Nice wood interior finishes. All wood members are unfinished and have an aged-wood patina. This structure is in generally good condition.



FLOOR PLAN



EAST ELEVATION



SOUTH ELEVATION

VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

HISTORIC STRUCTURES AND FEATURES



Historical Photo ca. 1930's (SWCA)

South Side Façade (Front)



West Side

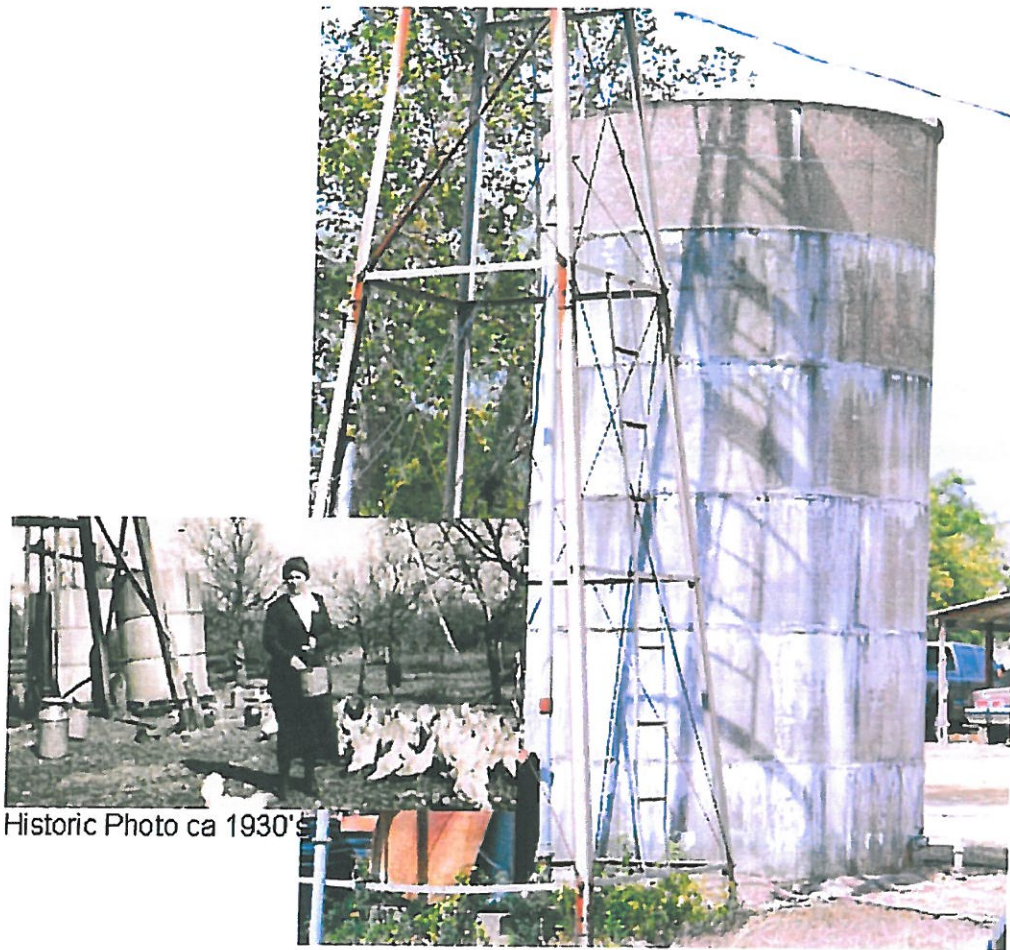
3.7. OTHER OUTDOOR STRUCTURES

General Description

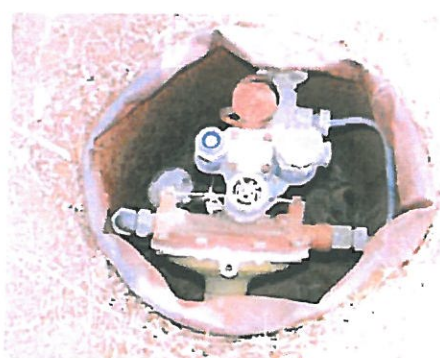
There are additional structures that existed when the Voelcker's used the farm: two concrete water tanks with a wind mill adjacent to them, and several other concrete structures to either hold water or feed for the animals. Some of these structures are missing and/or broken. Depending upon the reuse of the site structures and the degree to which the complex is to be interpreted as a historic site, these structures could play an important role in explaining the cultural landscape of a dairy farm.

Assessment Rating: 5-Excellent 4-Good 3-Fair **2-Deteriorated** 1-Crisis

HISTORIC STRUCTURES AND FEATURES



Historic Photo ca 1930's



VOELCKER PARK

HISTORIC STRUCTURES ASSESSMENT

PRELIMINARY EVALUATION OF SIGNIFICANCE

4.1 PERIOD OF SIGNIFICANCE

1875 - 1930

The Voelcker farmstead is a significant local historical resource in the areas of agriculture and ethnic heritage.

The complex most significant periods in Texas agriculture history was from 1875 to 1930 when a strong correlation between farms dairy production and European settlements in central Texas developed. The significance of the structures in this complex is that it reflects the German immigrant farmer's construction and farming techniques.

4.2 GENERAL FARM SITE

ca. 1875 German immigrant farming and ethnic heritage significance

4.3 DAIRY BARN

ca. 1920 German immigrant farming and ethnic heritage significance

4.4 FRAMED BARN

ca. 1920 German immigrant farming and ethnic heritage significance

4.5 MASONRY/ BOARD AND BATTEN RESIDENCE

ca. 1875 German immigrant ethnic heritage significance

4.6 FRAMED RESIDENCE

ca. 1925 German immigrant ethnic heritage significance

4.7 FRAMED GARAGE

ca. 1925 German immigrant ethnic heritage significance

4.8 OTHER OUTDOOR STRUCTURES

ca. 1950 German immigrant ethnic heritage significance

PRELIMINARY SELECTION OF TREATMENT APPROACH

The treatment of each historic resource of the Voelcker farmstead should be decided based upon the condition of the resource and the proposed future use of the resource. Since no future uses have been decided, the following preliminary selections of treatment methods are based upon the feature's current condition.

5.1 GENERAL FARM SITE:

The presence of the buildings and site features should be preserve as they provide the best link to the past that will allow the Voelcker family's accomplishments to be made apparent to future generations.

5.2 THE DAIRY BARN:

The dairy barn is a good candidate for rehabilitation that will allow an adaptive use of the building. This rehabilitation will require significant repairs to the roof, walls, floors, doors, and windows. The replacement of some members will be necessary.

5.3 THE FRAMED BARN:

The framed barn is in such critical condition that the only viable treatment will be reconstruction if the structure is to continue to relate its historical importance to the site. A few building components can be salvaged.

5.4 MASONRY/ BOARD AND BATTEN RESIDENCE:

The masonry and board and batten residence requires extensive rehabilitation. The structure is not only significant because of its age, but the methods of construction employed over the course of its life. These methods of construction speak to the historical conditions present as the house was built, including: 1) economic conditions experienced by the builders, 2) readily available materials and 3) available craftsmen. For these reasons, all of the structure has significance and should be considered for preservation. Unfortunately, most all of the wooden elements of the house have been severely damaged by termites. If all of the building is to be preserved, then the masonry elements will be repair but the wooden parts of the house will have to be replaced.

5.5 FRAMED RESIDENCE:

The framed residence, which has been occupied continuously since it was constructed is in good general condition and is an excellent candidate for restoration or rehabilitation. The most significant period of the houses's history should be determine and used as the period of its restoration. Occupied buildings remain in better condition than those that are vacated. As a short term treatment approach the building should continue to be used by a caretaker as a residence, preserving it until the new use is determine and the building can be restored.

5.6 FRAMED GARAGE:

While the framed garage is not significant in its own right, as a part of the historic farmstead it should be considered a contributing structure worthy of preservation. Its generally good condition should allow it to be used for a new auxiliary use, supporting the selected uses of the farmstead complex, or the park. To allow for the complex to be preserved as a whole, this structure should be also restored as it looked during the most significant historic period of the site.

5.7 OTHER OUTDOOR STRUCTURES AND FEATURES:

There still exist several farmstead features that were critical to the everyday life on a dairy farm. These include the windmill base, the water storage tank, and various fences used to manage the movement of cattle around the property. Other features may be located based on historical research and archeological investigations. All of these features should be preserved until the final plan for use of the farmstead area and buildings is determined. The more features that survive, the easier it will be to interpret the farm as a historic site to future visitors. Once lost, it becomes harder to tell the Voelcker's family story and the more likely that conjecture, rather than fact, will tell the history of their farm.

PRELIMINARY RECOMMENDATIONS FOR CONSTRUCTION WORK

6.1 GENERAL FARM SITE:

1. Introduce a green buffer zone between the farm and the neighborhood to the south and west.
2. Treat structures for termite and other pest such as rodents and insects immediately.
3. Grade around all buildings to provide drainage away from the structures. Water must not be allowed to run under building walls as this will damage foundations, encourage the return of termites and cause new rotting of repaired or reconstructed wooden elements.
4. Relate the farm site to the master plan of the Park.

6.2 THE DAIRY BARN:

1. Proper grading around the building is crucial for its preservation.
2. Termite treatment of all wooden members is required.
3. Determine which wooden members are rooted and replace them.
4. Repair and re-paint concrete walls.
5. Repair roof structure over breezeway and rooms to the east.
6. Repair doors and windows.
7. Reconstruct damaged walls. Treat for termites. Paint wood trusses structure.
8. Introduce an insulation layer under the roof and in the walls to allow the building to be occupied.
9. Re-paint all building elements when repairs are complete.

6.3 FRAMED BARN:

1. Deconstruct to allow for reconstruction.
2. Reconstruct the barn to fit with in the context and allow for a new use.

6.4 MASONRY RESIDENCE:

1. Grade around building to achieve proper drainage.
2. Treat for termite and rodents.
3. Deconstruct roof and ceiling as necessary to introduce insulation and air

PRELIMINARY RECOMMENDATIONS FOR CONSTRUCTION WORK

- conditioned. Replace rotted ceiling members.
- 4. Clean and re-point sandstone walls on the exterior. Replace plaster and paint interior walls.
- 5. Replace rotted wood on interior and exterior walls and roof members and paint them.

6.5 FRAMED RESIDENCE

- 1. Grade around of building to achieve proper drainage.
- 2. Determine which wood members are rotted and replace them.
- 4. Determine which air conditioning system should be installed.
- 5. Determine if there is structural damage due to foundation settling and rotted floor members. Make repairs as needed to preserve the building.
- 6. Replace and/or repair doors and windows parts where needed.
- 7. Repair and refinish deteriorated wall elements.
- 8. Repair roof.
- 9. Re-paint entire building.

6.6 FRAMED GARAGE

- 1. Grade around garage for proper drainage.
- 2. Determine which wood members are broken and/or rotted and replace them.
- 3. Determine if an air conditioning system should be installed to better preserve the structure or to facilitate a new use.
- 4. Determine if there is structural damage to the foundation or roof members. If so, make the repairs needed to preserve the building.
- 5. Replace doors to match like original design.
- 6. Repair and refinish damaged walls.
- 7. Repair roof as needed.
- 8. Re-paint entire building.

